

# SENIORS' HOUSING REPORT

## Canada Highlights



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2014

### Highlights

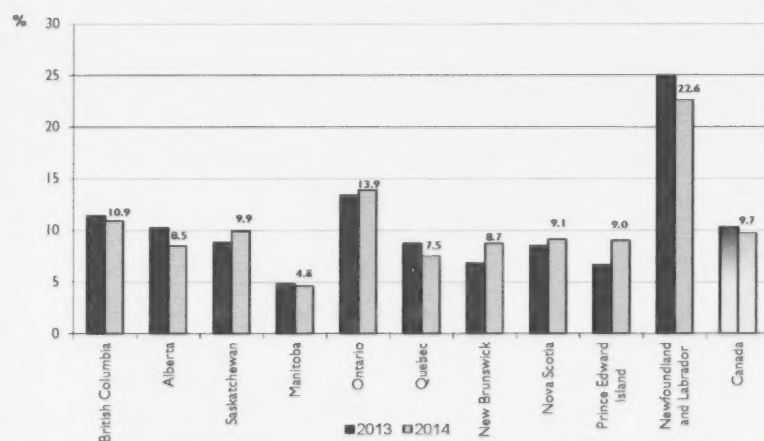
- Across the country, there were 219,052 spaces in seniors' housing residences in 2014, with the majority (76.5 per cent) being standard spaces<sup>1</sup>.
- The vacancy rate of standard spaces in seniors' housing residences in Canada decreased slightly over the past year, reaching 9.7 per cent in 2014, compared to 10.3 per cent in 2013.
- The average rent for bachelor units and private rooms, where at least one meal is included in the rent, rose from \$1,995 per month in 2013, to \$2,043 in 2014. Prince Edward Island posted the highest average rent at \$2,782, while Quebec had the lowest at \$1,497.

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Figure 1

Vacancy Rates of Standard Spaces, Canada and Provinces,  
2013 and 2014



Source: CMHC Seniors' Housing Survey

<sup>1</sup> A standard space is one that is occupied by a resident paying market rent and who does not receive heavy care (defined as 1.5 or more hours of care per day). A non-standard space is one in which the residents are receiving heavy care, spaces being used for respite and non-market spaces.

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## Universe

According to the National Seniors' Housing Survey conducted in 2014 by Canada Mortgage and Housing Corporation (CMHC), 218,650 seniors lived in the 2,799 residences surveyed. The number of residents increased by 6.2 per cent over 2013.

The number of spaces in residences increased (+5.2 per cent), rising from 208,301 spaces in 2013 to 219,052 in 2014, 76.5 per cent being standard spaces.

The capture rate, which is the percentage of the seniors' population aged 75 years and over who occupied a standard or non-standard space, increased slightly from 8.6 per cent in 2013 to 8.9 in 2014. The capture rate was the highest in Quebec (18.6 per cent), while it was the lowest in Nova Scotia (2.0 per cent).

## Vacancy rates

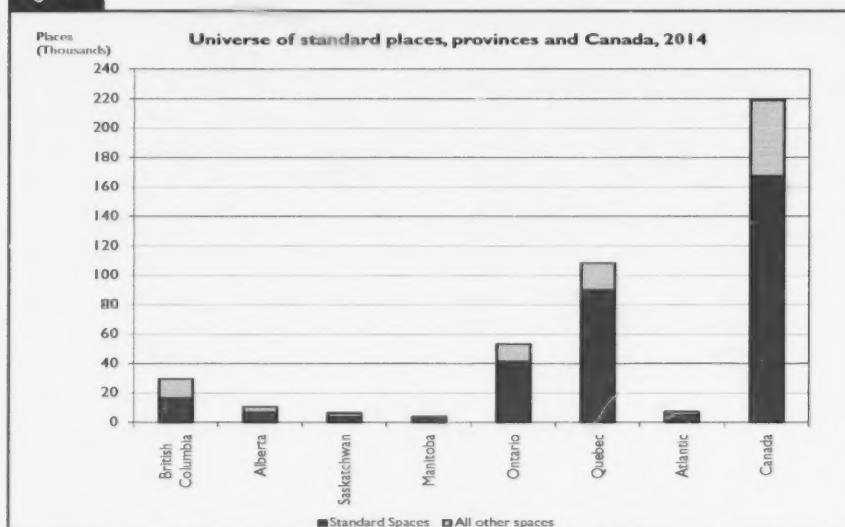
### Vacancy rate for standard spaces falls slightly

The national vacancy rate for standard spaces in seniors' housing residences decreased slightly over the past year, reaching 9.7 per cent in 2014, compared to 10.3 per cent in 2013.

Among the provinces, the vacancy rates were highest in Newfoundland and Labrador (22.6 per cent) and in Ontario (13.9 per cent). On the other hand, the lowest vacancy rates were posted in Manitoba (4.6 per cent) and Quebec (7.5 per cent).

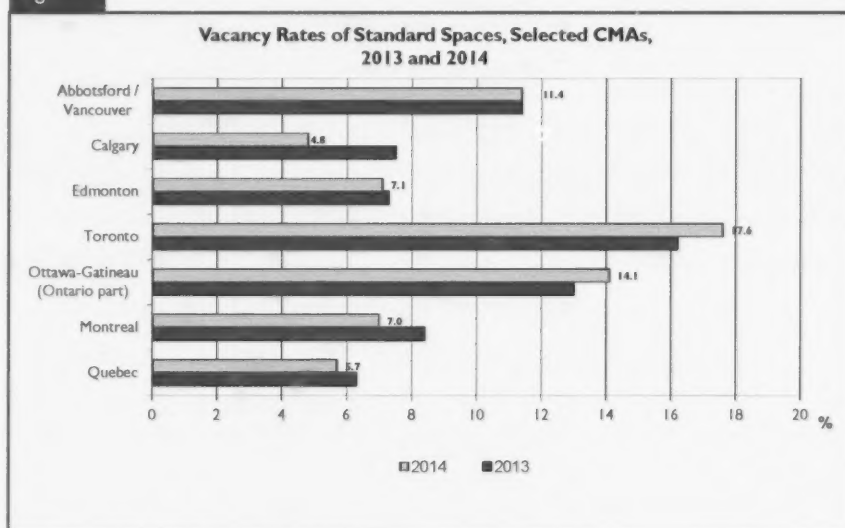
At the census metropolitan area (CMA) level, the largest proportions of vacant spaces were recorded in Kitchener-Cambridge-Waterloo (17.8 per cent) and Toronto (17.6 per cent). On the other hand, the lowest vacancy rates were posted in Greater

Figure 2



Source: CMHC Seniors' Housing Survey

Figure 3



Source: CMHC Seniors' Housing Survey

Sudbury (4.6 per cent) and Calgary (4.8 per cent).

The vacancy rates in the seven largest CMAs are presented in figure 3. Among this group, Calgary had the lowest vacancy rate (4.8 per cent), while Toronto (17.6 per cent) posted the highest vacancy rate.

Vacancy rates for seniors' residences are typically higher than the vacancy rates posted in the traditional rental market, as a result of higher rents and more frequent turnover.

### Average vacancy rate for non-standard spaces rises slightly

In 2014, across the country, the average vacancy rate for non-standard

spaces reached 3.8 per cent, up from 3.3 per cent in 2013. In addition, the vacancy rate for non-standard spaces remained lower than the rate for standard spaces.

The lower vacancy rate for non-standard spaces can be attributed to the nature of those spaces. Non-market spaces are typically fully occupied, while heavy care spaces are sometimes temporarily used. This type of unit would then be changed to a standard space when vacated<sup>2</sup>.

### Average vacancy rate for all standard and non-standard spaces

Overall, the vacancy rate for all standard and non-standard spaces decreased slightly, falling to 8.7 per cent in 2014 from 9.2 per cent in 2013. The increase in the number of residents outpaced the increase in the number of spaces offered, which contributed to the market tightening slightly.

### Average rents

#### Average monthly rent for standard spaces rises slightly

The average rent for bachelor units and private rooms, where at least one meal is included in the rent, rose to \$2,043 per month in 2014, compared to \$1,995 in 2013.

Among the provinces, the lowest average rents were posted in Quebec (\$1,497) and Manitoba (\$1,815), while the highest average rents were recorded in Prince Edward Island (\$2,782) and Ontario (\$2,776).

At the CMA level, the average monthly rents for bachelor units and private rooms were lowest in Saguenay (\$1,246), Sherbrooke (\$1,308) and Trois-Rivières (\$1,575) and highest in Toronto (\$3,206), Regina (\$3,105) and Ottawa (\$3,017).

Given the additional amenities and services provided in most residences, rents are typically higher in seniors' residences than in the conventional rental market. Rents are directly influenced by the type of service offered. For example, for units offering heavy care services, the average rent was \$3,651 in 2014, up from \$3,477 in 2013. The national average increase reflected higher rents in most provinces. The average monthly rent for heavy care spaces was the lowest in Quebec (\$2,656), and the highest in British Columbia (\$5,999).

### Rent distribution

In Canada, nearly a third (33.5 per cent) of standard spaces was rented for \$2,500 or more a month, while 28.3 per cent were rented for less than \$1,500 a month.

The lower overall rents in Quebec have a direct impact on the rent distribution. Almost half (49.2 per cent) of the units on the Quebec market posted an average rent of less than \$1,500 per month, while 4.9 per cent of the spaces in seniors' residences in that province posted an average rent of \$2,500 or more per month. In contrast, Ontario had 2.4 per cent of the spaces rented for less than \$1,500 per month, while 75.1 per cent of units had an average rent of \$2,500 or more per month.

### Wide range of services and amenities available

In order to meet the evolving demand, residences offer a wide variety of services and amenities.

The most popular amenities offered to seniors in some residences are a 24-hour call bell service (94.9 per cent), an on-site nurse service (50.0 per cent), transportation (44.9 per cent) and exercise facilities (43.8 per cent). Movie theatre (33.7 per cent), swimming pools (10.7 per cent) and on-site pharmacies (10.6 per cent) were the rarer amenities.

Proportion (%) of Structures with Access to Selected Amenities	
24-hour call bell	94.9
Nurse on site	50.0
Transportation	44.9
Exercise facilities	43.8
Movie theatre	33.7
Swimming pool	10.7
Pharmacy	10.6

Source: CMHC Seniors' Housing Survey

<sup>2</sup> A non-market space is one where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized. A heavy care space is one where the residence provides 1.5 hours or more of health care per day to the resident. Examples include Alzheimer, dementia and mobility support residents. Heavy care space estimates for occupied spaces only include those where the resident is required to pay for a high level of care.

1.1 Vacancy Rates (%) and Universe for Provinces and Selected Major Centres										
	Vacancy Rate						Universe			
	Standard Spaces		All Other Spaces		Total		Standard Spaces	Non-Standard Spaces	Unknown	Total
	2013	2014	2013	2014	2013	2014				
Newfoundland and Labrador	25.0	22.6	3.1	18.3	14.9	20.0	824	1,206	-	2,030
Prince Edward Island	6.6	9.0	1.6	8.0	5.5	8.7	666	324	-	990
Nova Scotia	8.5	9.1	**	**	8.5	9.0	1,410	51	-	1,461
New Brunswick	6.8	8.7	1.9	2.7	6.1	8.1	2,486	296	-	2,782
Montreal CMA	8.4	7.0	7.3	6.6	8.3	7.0	36,897	3,889	4,593	45,379
Ottawa - Gatineau CMA (Que. part)	12.2	9.4	9.7	7.3	11.9	9.2	2,852	325	18	3,195
Québec CMA	6.3	5.7	1.8	2.4	5.8	5.3	10,637	1,386	813	12,836
Saguenay CMA	12.7	8.0	7.8	11.0	12.3	8.3	2,125	281	60	2,466
Sherbrooke CMA	9.0	7.9	2.1	0.9	8.5	7.4	3,672	328	224	4,224
Trois Rivières CMA	14.0	13.6	**	5.2	13.5	13.2	3,865	181	67	4,113
Quebec	8.7	7.5	5.0	4.8	8.4	7.3	90,038	9,710	8,690	108,438
Barrie CMA	8.3	8.9	2.7	1.5	7.8	8.3	777	70	-	847
Brantford CMA	4.7	4.9	0.0	**	4.5	4.5	571	51	-	622
Guelph CMA	7.0	9.4	1.6	3.1	6.6	8.3	763	163	-	926
Hamilton CMA	9.3	11.0	9.3	6.9	9.3	10.8	2,519	140	262	2,921
Kingston CMA	15.2	13.9	**	**	15.0	13.5	777	20	43	840
Kitchener-Cambridge-Waterloo CMA	9.1	17.8	1.9	12.8	8.6	17.5	2,006	158	302	2,546
London CMA	17.1	17.3	**	4.9	16.7	16.9	1,838	60	174	2,072
St. Catharines-Niagara CMA	11.0	12.6	5.7	3.0	10.9	12.1	1,294	61	936	2,291
Oshawa CMA	14.7	12.6	**	4.3	13.8	12.1	1,258	94	24	1,376
Ottawa - Gatineau CMA (Ont. part)	13.0	14.1	8.0	8.0	12.5	13.3	4,080	600	1,932	6,612
Peterborough CMA	6.3	6.1	**	**	6.1	5.8	476	40	482	998
Greater Sudbury CMA/Grand Sudbury CMA	2.9	4.6	**	**	2.8	4.3	696	43	-	739
Thunder Bay CMA	**	**	**	**	**	**	336	7	82	425
Toronto CMA	16.2	17.6	4.3	3.7	15.4	16.3	11,818	1,288	1,483	14,589
Windsor CMA	17.8	10.0	4.5	37.3	17.0	13.3	1,121	153	285	1,559
Ontario	13.4	13.9	4.7	6.2	12.8	13.2	41,358	3,667	8,074	53,099
Manitoba	4.8	4.6	0.0	**	4.5	4.3	3,545	198	139	3,882
Regina CMA	6.7	6.1	0.0	**	5.9	5.2	913	169	323	1,405
Saskatoon CMA	7.4	8.6	1.2	0.8	5.1	4.9	1,307	1,180	464	2,951
Saskatchewan	8.8	9.9	2.5	2.6	7.2	7.6	3,806	1,643	955	6,404
Calgary CMA	7.5	4.8	4.4	0.7	6.9	4.1	2,617	545	288	3,450
Edmonton CMA	7.3	7.1	2.1	1.1	5.4	5.4	2,506	975	775	4,256
Alberta	10.2	8.5	3.8	2.0	8.3	6.8	6,891	2,306	1,266	10,463
Kelowna CMA	10.4	8.5	0.4	0.5	7.3	5.9	1,532	735	9	2,276
Abbotsford-Mission CMA/Vancouver CMA	11.4	11.4	1.8	1.0	7.1	6.9	7,142	5,468	-	12,610
Victoria CMA	11.3	10.5	2.1	1.4	7.6	7.0	2,238	1,408	58	3,704
British Columbia	11.4	10.9	1.9	1.4	7.2	6.8	16,609	12,827	67	29,503
Canada	10.3	9.7	3.3	3.8	9.2	8.7	167,633	32,228	19,191	219,052

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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**1.2 Number of Units and Proportion of Overall Universe  
for Bachelor Units and Private Rooms<sup>1</sup> where Meals are included in Rent<sup>2</sup>  
Provinces and Selected Major Centres**

	Vacancy Rate		Average Rent		Number of Units <sup>3</sup>	Proportion of Overall Universe
	2013	2014	2013	2014		
Newfoundland and Labrador	**	12.2	**	2,105	394	19.4
Prince Edward Island	4.8	11.6	2,386	2,782	320	32.3
Nova Scotia	9.9	7.5	2,559	2,707	332	22.7
New Brunswick	14.8	7.9	1,883	2,395	317	11.4
Montreal CMA	12.0	8.9	1,668	1,651	11,921	26.3
Ottawa - Gatineau CMA (Que. part)	8.7	11.0	1,840	1,770	944	29.5
Québec CMA	8.3	7.8	1,549	1,693	3,788	29.5
Saguenay CMA	13.6	8.6	1,172	1,246	887	36.0
Sherbrooke CMA	8.5	10.1	1,283	1,308	2,120	50.2
Trois Rivières CMA	8.8	11.6	1,305	1,575	1,878	45.7
Quebec	10.3	9.0	1,453	1,497	41,452	38.2
Barrie CMA	6.0	8.5	2,688	2,746	497	58.7
Brantford CMA	4.8	3.7	2,581	2,639	434	69.8
Guelph CMA	7.9	9.2	2,700	2,981	447	48.3
Hamilton CMA	10.2	11.8	2,927	2,862	1,891	64.7
Kingston CMA	17.0	12.3	2,851	2,985	356	42.3
Kitchener-Cambridge-Waterloo CMA	8.4	11.8	2,871	2,979	1,434	56.3
London CMA	16.1	18.4	2,846	2,839	829	40.0
St. Catharines-Niagara CMA	10.4	9.4	2,575	2,262	1,190	51.9
Oshawa CMA	17.1	13.9	2,958	2,972	663	48.2
Ottawa - Gatineau CMA (Ont. part)	11.7	12.7	2,991	3,017	3,496	52.9
Peterborough CMA	6.1	4.9	2,840	2,895	565	56.6
Greater Sudbury CMA/Grand Sudbury CMA	2.4	5.5	2,448	2,420	505	68.3
Thunder Bay CMA	**	**	**	**	**	**
Toronto CMA	15.2	18.0	3,266	3,206	6,003	41.1
Windsor CMA	17.9	7.6	2,516	2,492	583	37.4
Ontario	12.3	12.8	2,789	2,776	27,967	52.7
Manitoba	9.8	5.9	1,779	1,815	263	6.8
Regina CMA	5.0	7.2	2,781	3,105	664	47.2
Saskatoon CMA	9.3	11.4	2,329	2,636	819	27.7
Saskatchewan	7.6	11.4	2,337	2,536	2,832	44.2
Calgary CMA	6.0	5.8	2,622	2,789	918	26.6
Edmonton CMA	7.3	11.5	2,189	1,855	595	14.0
Alberta	9.5	10.1	2,351	2,329	1,895	18.1
Kelowna CMA	15.9	15.0	1,727	1,732	267	11.7
Abbotsford-Mission CMA/Vancouver CMA	11.7	9.3	2,400	2,262	1,508	12.0
Victoria CMA	11.3	17.6	2,171	2,146	416	11.2
British Columbia	11.0	10.5	2,045	2,021	3,502	11.9
<b>Canada</b>	<b>10.9</b>	<b>10.5</b>	<b>1,995</b>	<b>2,043</b>	<b>79,275</b>	<b>36.2</b>

<sup>1</sup>These include single-occupancy room and board Units in Quebec.

<sup>2</sup>At least one meal must be included in the typical rent charged for the majority of units.

<sup>3</sup>Weighted number of units based on survey responses.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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### 1.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces for Selected Provinces<sup>1</sup>

	Vacancy Rate <sup>2</sup>		Average Rent <sup>2</sup>	
	2013	2014	2013	2014
Quebec	5.2	4.9	2,577	2,656
Ontario	4.9	7.9	4,584	4,640
Manitoba	**	**	**	**
Saskatchewan	4.9	6.0	3,597	4,309
Alberta	3.6	2.2	3,784	4,329
British Columbia	2.0	1.5	5,720	5,999
<b>Canada</b>	<b>3.6</b>	<b>3.7</b>	<b>3,477</b>	<b>3,651</b>

<sup>1</sup> The low number of heavy care spaces in the Atlantic Region precludes the publication of data in that region for reasons of confidentiality.

<sup>2</sup> Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

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## 2.1 Universe of Total Spaces for Provinces and Selected Major Centres by Unit Type

	Standard Units		Non-Standard Units		Unknown Units		Total
	Semi-private, Ward, Bachelor Units and Private Rooms <sup>1</sup>	One-bedroom plus <sup>2</sup>	Semi-private, Ward, Bachelor Units and Private Rooms <sup>1</sup>	One-bedroom plus <sup>2</sup>	Semi-private, Ward, Bachelor Units and Private Rooms <sup>1</sup>	One-bedroom plus <sup>2</sup>	
Newfoundland and Labrador	771	53	1,167	39	-	-	2,030
Prince Edward Island	499	167	284	40	-	-	990
Nova Scotia	344	1,066	43	8	-	-	1,461
New Brunswick	384	2,102	195	101	-	-	2,782
Montreal CMA	13,919	22,978	3,598	291	2,229	2,364	45,379
Ottawa - Gatineau CMA (Que. part)	1,105	1,747	323	2	-	18	3,195
Québec CMA	4,277	6,360	1,239	147	329	484	12,836
Saguenay CMA	1,159	966	233	48	60	-	2,466
Sherbrooke CMA	2,180	1,492	306	22	74	150	4,224
Trois Rivières CMA	2,050	1,815	151	30	67	-	4,113
Quebec	44,001	46,037	8,888	822	4,310	4,380	108,438
Barrie CMA	561	216	70	-	-	-	847
Brantford CMA	464	107	48	3	-	-	622
Guelph CMA	494	269	158	5	-	-	926
Hamilton CMA	1,756	763	128	12	187	75	2,921
Kingston CMA	355	422	11	9	43	-	840
Kitchener-Cambridge-Waterloo CMA	1,330	676	126	32	168	214	2,546
London CMA	786	1,052	45	15	96	78	2,072
St. Catharines-Niagara CMA	803	491	50	11	780	156	2,291
Oshawa CMA	651	607	77	17	24	-	1,376
Ottawa - Gatineau CMA (Ont. part)	2,586	1,494	539	61	1,356	576	6,612
Peterborough CMA	307	169	35	5	222	260	998
Greater Sudbury CMA/Grand Sudbury CMA	525	171	5	38	-	-	739
Thunder Bay CMA	89	247	5	2	66	16	425
Toronto CMA	5,671	6,147	1,029	259	547	936	14,589
Windsor CMA	525	596	147	6	202	83	1,559
Ontario	25,028	16,330	3,150	517	5,040	3,034	53,099
Manitoba	255	3,290	193	5	-	139	3,882
Regina CMA	511	402	109	60	104	219	1,405
Saskatoon CMA	704	603	301	879	76	388	2,951
Saskatchewan	2,466	1,340	668	975	201	754	6,404
Calgary CMA	841	1,776	483	62	251	37	3,450
Edmonton CMA	487	2,019	645	330	189	586	4,256
Alberta	1,700	5,191	1,682	624	559	707	10,463
Kelowna CMA	271	1,261	520	215	9	-	2,276
Abbotsford-Mission CMA/Vancouver CMA	1,508	5,634	3,804	1,664	-	-	12,610
Victoria CMA	410	1,828	963	445	3	55	3,704
British Columbia	3,501	13,108	9,061	3,766	12	55	29,503
Canada	78,949	88,684	25,331	6,897	10,122	9,069	219,052

<sup>1</sup> For Quebec, figures include single-occupancy room and board units, and bachelor units with kitchens.

<sup>2</sup> In Quebec, these spaces have full kitchens. In other provinces these unit types typically do not have full kitchens.

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### 2.2 Universe of Standard Spaces for Provinces and Selected Major Centres by Rent Range

	less than \$1,500	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 or more
	% of Total	% of Total	% of Total	% of Total
Newfoundland and Labrador	**	52.7	35.9	11.4
Prince Edward Island	4.0	30.6	14.9	50.5
Nova Scotia	15.5	12.0	8.5	64.0
New Brunswick	9.8	4.0	58.8	27.5
Montreal CMA	42.5	37.4	12.5	7.5
Ottawa - Gatineau CMA (Que. part)	18.6	49.3	19.3	12.8
Québec CMA	39.4	43.4	10.4	6.8
Saguenay CMA	66.5	28.9	4.6	**
Sherbrooke CMA	66.8	30.3	2.7	0.2
Trois Rivières CMA	50.1	28.9	15.9	5.2
Quebec	49.2	36.2	9.7	4.9
Barrie CMA	1.9	14.1	17.5	66.5
Brantford CMA	3.3	11.0	11.0	74.8
Guelph CMA	0.7	5.2	11.9	82.1
Hamilton CMA	1.3	6.3	18.7	73.7
Kingston CMA	0.1	2.3	1.9	95.6
Kitchener-Cambridge-Waterloo CMA	1.2	9.3	7.7	81.9
London CMA	0.2	4.1	13.1	82.7
St. Catharines-Niagara CMA	10.5	12.0	21.1	56.4
Oshawa CMA	0.1	2.3	7.8	89.8
Ottawa - Gatineau CMA (Ont. part)	1.0	5.4	9.4	84.2
Peterborough CMA	**	0.7	2.8	96.5
Greater Sudbury CMA/Grand Sudbury CMA	4.0	11.9	30.8	53.3
Thunder Bay CMA	**	**	**	**
Toronto CMA	0.8	2.7	7.0	89.5
Windsor CMA	3.7	5.6	20.1	70.6
Ontario	2.4	8.0	14.5	75.1
Manitoba	4.8	11.6	37.0	46.6
Regina CMA	0.4	4.7	11.4	83.5
Saskatoon CMA	7.2	14.3	16.3	62.2
Saskatchewan	3.6	17.1	21.8	57.5
Calgary CMA	0.1	0.1	14.4	85.4
Edmonton CMA	14.5	13.9	21.2	50.4
Alberta	6.2	9.7	21.1	63.0
Kelowna CMA	2.2	26.6	37.5	33.7
Abbotsford-Mission CMA/Vancouver CMA	4.2	10.8	14.3	70.6
Victoria CMA	4.6	3.3	19.6	72.5
British Columbia	6.6	12.0	21.3	60.1
Canada	28.3	24.1	14.1	33.5

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Suppressed to protect confidentiality    ++ Not statistically reliable    -- No units exist in universe for this category



### 2.3 Universe, Number of Spaces, Number of Residents living in Universe and Capture Rate by Province

	Number of Residences	Number of Spaces	Number of Residents	Estimated Population Aged 75+ <sup>1,2</sup>	Capture Rate <sup>3</sup> (%)
Newfoundland and Labrador	39	2,030	1,725	35,800	4.8
Prince Edward Island	24	990	929	11,200	8.3
Nova Scotia	37	1,461	1,434	73,500	2.0
New Brunswick	72	2,782	2,693	58,900	4.6
Quebec	1,306	108,438	111,942	602,537	18.6
Ontario	677	53,099	49,512	953,150	5.2
Manitoba	35	3,882	4,145	88,100	4.7
Saskatchewan	168	6,404	6,373	80,000	8.0
Alberta	96	10,463	10,660	203,500	5.2
British Columbia	345	29,503	29,237	355,777	8.2
<b>Canada</b>	<b>2,799</b>	<b>219,052</b>	<b>218,650</b>	<b>2,462,464</b>	<b>8.9</b>

<sup>1</sup>Due to the different sources of population estimates, figures do not sum to the Canada total.

<sup>2</sup>Source: British Columbia: Current Population Estimates, P.E.O.P.L.E. 2013, BC Statistics.

Atlantic: Statistics Canada, Population Projections for Canada, Provinces and Territories, 2009-2036, Scenario 3.

Alberta, Manitoba, Saskatchewan: Population by age group and sex, medium-growth - historical trends (1981 to 2008) scenario (M1) July 1st - 2010 to 2036. Statistics Canada - Catalogue no. 91-520-X

Ontario: Sources: Statistics Canada estimates, 2011, and Ontario Ministry of Finance projections released Spring 2013. Reference scenario projection July 1, 2014.

Quebec: Statistics Canada, Census of Population 2011. Institut de la statistique du Québec, Perspectives démographiques du Québec et des régions, 2006-2056.

<sup>3</sup>The capture rate is the proportion of the population aged 75 and over living in the survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Suppressed to protect confidentiality    ++ Not statistically reliable    -- No units exist in universe for this category

## Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized;
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2012 to be included in the 2013 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click [here](#).

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

## Definitions

**Space:** A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

**Standard space:** A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

**Heavy care space:** A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

**Respite space:** A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

**Non-market or subsidy space:** A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

**Rent:** The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

**Vacancy:** A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Capture rate:** The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

### Acknowledgement

The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

### Confidentiality

All information provided through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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